



HEATHFIELD AND WALDRON PARISH COUNCIL
PLANNING AND HIGHWAYS COMMITTEE MEETING
ON MONDAY 12TH JULY 2021 AT 6.30 PM
IN THE MAIN HALL, HEATHFIELD COMMUNITY CENTRE, SHEEPSETTING LANE,
HEATHFIELD

*This is a draft copy of the minutes to be confirmed at the next meeting on 26th July
2021*

Present: Cllrs Coffey, (Chair) Baker, Dunstall, Leney, Mian, Puttick, Rivers and Whitehouse.
Cllr Snook attended by zoom (Cllr Snook did not vote on any planning comments).

3 Members of the Public were present and 2 members of the public attended by Zoom

The Assistant Clerk was present

Mr Eric Ware of East Sussex Highways spoke in regards to Streetlights and highlighted areas on the previously circulated report.

A Presentation was given by Mr Julian Sutton of JMS Planning and Mr Charlie Reid of MFG in relation to Isenhurst Service Station.

Councillors asked questions to which the representatives responded

21/170 **Public questions**
None

21/171 **Apologies for Absence**
Apologies had been received from Councillors Deacon, Hart, Hobson, and Leach.

These were noted

21/172 **Disclosure of Interests in matters on the Agenda**
*Cllr Whitehouse has a personal interest in planning application
WD/2018/1083/MAO as his daughter owns one of the flats next to the proposed
development site.*

21/173 **Minutes**

*The Minutes of the meeting held on Monday 21st June 2021 having been
previously circulated, were then approved. They were signed by the Chairman as a
correct record and visibly shown to members.*

21/174 **Action points from previous minutes**

The Assistant Clerk advised she had not received any correspondence in regards to changes to urban grass cutting carried out by ESCC, so this item will not be revisited.

Cllr Leney advised he has concerns regarding areas which are overgrown and will email the Assistant Clerk with clarification of these areas to inform the relevant departments.

21/182 **To agree any actions regarding the street lights following discussion with Mr Ware, including Firwood Rise.**

The committee discussed the previously circulated report and actions required. Members agreed not to update the streetlights to present British regulation standards as the risk is too low to justify such a large cost and in some areas would cause light disturbance or pollution. The Parish Council's streetlights will be closely observed and monitored.

The committee members agreed to the repairs required on the street lights in New Pond Hill Columns 1 and 3 with the stipulation the repairs would be carried out on both streetlamps at the same time to reduce the cost.

The committee agreed the cost of the repairs to the streetlight at Sandy Cross with the recommendation of replacing the existing column. The old column will if possible be sold to offset some of the cost.

The committee recommended the Assistant Clerk inform the residents' association of the options discussed with Mr Ware and arrange a site visit. Also, as the siting of the new street light is on private land the costs would have to be covered by the residents.

21/175 **Planning Applications**

WD/2018/1083/MAO - 14-30 HIGH STREET, HEATHFIELD, TN21 8LS -

Revisions to description and indicative details – Re-development of existing shops and flat to provide 12 shops and up to 10 flats together with parking.

OBSERVATIONS: *The Committee continues to object to the application for the following reasons:*

- *Overdevelopment and excessive height of the building and the potential impact upon neighbouring properties and the locality;*
- *Unsatisfactory access arrangements onto a busy road and the dangerously close proximity to the entrance to Risingholme;*
 - *It is considered that the provision of the servicing area including loading/unloading and collection of both residential and commercial waste continues to be insufficient;*
 - *Concern over risk of subsidence due to known springs in the area;*

- *Impact of construction upon neighbouring properties and the visual impact for them;*
- *The concerns of ESCC Highways Department are endorsed and have not been fully addressed;*
- *Concern continued to be expressed over insufficient parking allocation for residents, businesses and visitors, including shoppers;*
 - *Not in character due to the excessive height and depth of the building;*
 - *Not sympathetic to the surrounding buildings.*

The Committee is not against a development on the site per se, however they feel that the current proposal is inappropriate for the aforementioned reasons. If the developers removed the top floor of the proposal and had a more sympathetic design it would be more in keeping with the area.

The Committee are particularly disappointed that certain areas have not been addressed or listened to and have even worsened, particularly the frontage of the development.

WD/2021/1380/F - ALANDEL, STATION ROAD, HEATHFIELD, TN21 8DF - Proposed first floor extension to form 2 new bedrooms, with carport underneath. Along with internal alterations

OBSERVATIONS: *The committee members supported this application and considered the size and appearance to be in character with the locality, subject to neighbours being consulted. Also, consideration when it is constructed, to ensure satisfactory construction in relation to the Party Wall Act. Members welcome the fact that the materials to be used are to match the existing dwelling.*

WD/2021/1305/F - VIRTUS, HAILSHAM ROAD, HEATHFIELD, TN21 8BS - Proposed first floor rear extension and removal of existing flat roof parapet roofs.

OBSERVATIONS: *The committee members supported this application subject to the condition of no further first floor flank windows. Members feel the size and appearance are in character with the locality, and for neighbours to be consulted.*

WD/2021/1338/F- THE RUNT IN TUN, HAILSHAM ROAD, MAYNARDS GREEN, HEATHFIELD, TN21 0DJ -Proposed installation of double doors in north elevation.

OBSERVATIONS: *The committee members support this proposal.*

WD/2021/1270/FA -ELECTRICITY SUBSTATION 201M FROM CHATSWORTH AND 10M FROM UNNAMED ROAD, BURWASH ROAD, BROAD OAK, HEATHFIELD, TN21 8UG - Minor material amendment to WD/2018/1731/F (the installation of a new hardstanding area, manned 33kv switch house, two 132/33kv grid transformers, a new car park, a new access road and a perimeter palisade fence to match existing fence) involving removal of conditions 4 & 5 and variation

of condition 6 to enable minor changes to the size, design and layout of the 33kv switch house, parking, turning, lighting and fencing.

OBSERVATIONS: *The committee members support this application subject to any lighting to be so directed as to not produce light pollution into the countryside over and above what has already been approved.*

WD/2021/1017/F - 1 SEAVIEW COTTAGE, FIRGROVE ROAD, CROSS IN HAND, TN21 0SX - Refurbishment of existing house including removal of existing single-storey additions and building of new rear additions.

OBSERVATIONS: *The committee welcome the modifications to include the provision of the 2 parking spaces subject to satisfactory access on to Highways and access to the footpath. Members would still like to ensure that the two storey element to the rear is integrated with the similar approved extension to Seaview Cottage no.2, as and when it is constructed, to ensure satisfactory construction and in relation to the Party Wall Act. Members considered the design to be in character with the locality and an improvement.*

WD/2021/1295/F - THE BARN, ALEXANDRA MEWS, ALEXANDRA ROAD, HEATHFIELD, TN21 8EE - Proposed side extension to form new utility and front entrance. Removal of existing boundary wall and formation of bin storage. Proposed new summerhouse

OBSERVATIONS: *The committee members felt the plans are insufficiently clear to enable them to properly consider the application and would ask for clarification in particular on the position of the boundary wall and the impact its removal would cause. Also, clarification regarding the positioning of the summerhouse.*

WD/2021/1468/F - 57 SWAINES WAY, HEATHFIELD, TN21 0AN - Proposed driveway and external works

OBSERVATIONS: *The committee members support this application subject to the retention of the boundary wall screening.*

WD/2021/1252/F - PROSPECT FARM, BIG KNOWLE HILL, BROAD OAK, HEATHFIELD, TN21 8UT - Installation of GF210 biomass boiler and drying kiln for firewood including installation of concrete pad and hardstanding.

OBSERVATIONS: *The committee members support the application subject to appropriate mitigation to ensure that the chimney is designed in such a way as to minimise pollution. Members also hope the materials proposed are appropriate for use and locally resourced, and neighbours to be consulted.*

WD/2021/1386/F - THORN COTTAGES, POOK REED LANE, HEATHFIELD, BN21 0XR - Proposed single dwelling

OBSERVATIONS: *The committee members supported this application and considered the size and appearance to be in character with the locality, subject to the retention of boundary screening on the west side of the property and care taken so as not to damage the boundary screening on construction. Also, neighbours to be consulted.*

21/176 **To consider Planning Applications after the agenda was published**

WD/2021/1420/F - BETHANY HAVEN, MUTTON HALL LANE, HEATHFIELD, TN21 8NR – Removal of inappropriate and poor quality shrubs and tree and the installation of a flag pole to the main garden area of the property.

OBSERVATIONS: *The committee members object to this application on the basis that the position of the flag pole is too close to neighbouring properties and would have an adverse impact on their residential amenities, as it is intrusive.*

WD/2021/1277/F - TANGLEWOOD BARN, BRITTENDEN LANE, WALDRON, HEATHFIELD TN21 0RL. Side extension to kitchen (single storey) Extend existing deck

OBSERVATIONS: *The committee members have no objections to the extension and consider the size and appearance in character with the locality. Members request assurances the proposed decking would not adversely impact on neighbours or the AONB. Also, boundary screening to be retained.*

For information only

WD/2021/1472/LDB - HASSALLS, WHITEHOUSE LANE, WALDRON, HEATHFIELD, TN21 0QX. Essential repairs to chimney, damaged by nesting birds. Repair of crack on internal chimney breast at first floor level.

OBSERVATIONS: *The committee members support the proposal.*

21/177 **Planning application approved: Parish Council Comments are in *Italics***

WD/2021/0673/LDE - LAURELHURST, POSSINGWORTH CLOSE, CROSS IN HAND, TN21 0TL - Development comprising of a two storey extension, basement, roof alterations, cladding and render and detached garage/annexe. **Issue/Noted**

WD/2020/2398/F - BARKLYE FARM, SWIFE LANE, BROAD OAK HEATHFIELD, TN21 8UR - CONVERSION OF FARM BUILDING INTO 1NO. DWELLING – **Approve/Object**

WD/2021/0266/F - FURZEFIELD COTTAGE, HANGING BIRCH LANE, HORAM, TN21 0PD - DOUBLE STOREY REAR AND SIDE EXTENSION AND NEW GARAGE – **Approve/Support**

WD/2021/0462/FR - 1ST BROAD OAK & PUNNETTS TOWN SCOUT HALL, ADJACENT TO BROAD OAK VILLAGE HALL, BURWASH ROAD, BROAD OAK, HEATHFIELD, TN21 8SS - Retention of steel shipping container on a permanent basis for storage of materials and equipment. **Approve/Support**

WD/2021/0470/OH - CROSS IN HAND, HEATHFIELD, TN21 0TU - To install a ground mounted substation, to allow removal of hv pole and lv overhead line, and to install underground cable installed to facilitate the removal of the overhead line. Raise **no objections/No objections**

WD/2021/1008/FA - THE OLD FARM, FIRGROVE ROAD, CROSS IN HAND, TN21 0QL - Minor material amendment to WD/2020/0360/F (proposed residential annexe) in order to vary conditions 4 and 5 in order to change the rear roof slope to a gable end incorporating a window, and to add a window to the rear elevation. increase in floor area of the extension and insertion of rooflights into the side pitches of the new roof. **Approve/Support**

WD/2021/0518/FR - DALTOP HOUSE, LEWES ROAD, CROSS IN HAND, HEATHFIELD, TN21 0TA - RETROSPECTIVE APPLICATION FOR REAR EXTENSION, INFILL SIDE EXTENSION, NEW DORMERS, PORCH AND INTERNAL ALTERATIONS. **Approve/Support**

WD/2021/0523/F - BAY TREE HOUSE, 4 WALDERNE GARDENS, CROSS IN HAND, HEATHFIELD, TN21 0FW - Proposed new en-suite bathroom to the first floor, to be built over the existing ground floor utility room. **Approve/Support**

WD/2021/0779/F - CARRADALE, WILLOW CLOSE, HEATHFIELD, TN21 8NA Single storey, flat roofed extension to rear with balcony over. **Approve/ Object**

WD/2021/1141/F - WHITE COTTAGE, OLD GHYLL ROAD, HEATHFIELD, TN21 8BP - Erection of a single storey storage lean-to extension at side of house. **Approve/Support**

WD/2020/1479/F - LITTLE BIGKNOWLE FARM, BIGKNOWLE HILL, BROAD OAK, HEATHFIELD, TN21 8UU - Renovation of existing dwelling, including demolition of outbuilding and erection of single storey side, a new sewage treatment plant plus detached garage to replace dilapidated outbuilding and associated external works. **Approve/Support**

WD/2020/1480/LB - LITTLE BIGKNOWLE FARM, BIGKNOWLE HILL, BROAD OAK, HEATHFIELD, TN21 8UU - Renovation of existing dwelling, including demolition of outbuilding and erection of single storey side extension, detached garage to replace dilapidated outbuilding and associated internal and external works. **Approve/Support**

WD/2021/0923/F - WOODHILL, LEWES ROAD, CROSS IN HAND, HEATHFIELD, TN21 0TP. Removal of existing conservatory and erection of new orangery to same general location. **Approve/Support**

These planning decisions were noted

21/178 **Planning applications refused**

WD/2021/0774/F - LAUREL COTTAGE, STREET END LANE, BROAD OAK, HEATHFIELD, TN21 8TS. Demolition of existing dwelling and erection of no.2 dwellings, access, landscaping and associated infrastructure – **Refuse/Object**

WD/2020/1551/F - BELMONT HOUSE, BURWASH ROAD, BROAD OAK, HEATHFIELD, TN21 8XG – Two storey extension to existing garage and garage annexe.- **Refuse/Support**

WD/2021/0599/FA - ASHDOWN, MILL ROAD, HEATHFIELD, TN21 0XE - MINOR MATERIAL, Amendment to WD/2019/1475/F (two-storey side extension, internal layout changes to first floor and new rear-facing dormer) involving variation of condition 4 to allow for revision to size of dormer to increase useable space within bedroom – **Refuse/Approve**

These planning decisions were noted

21/179 **Tree Works**

TM/2021/0194/TPO – Fell 2 Holly trees within tree preservation order (Heathfield and Waldron) No. 17, 1982. 24 Hawthorne Close, Heathfield, TN21 8HP

TM/2021/0206/TPO – Fell one Ash tree within tree preservation order (Heathfield) No. 38, 2004. Risingholme Court, High Street, Heathfield, TN21 8GB

TM/2021/0214/TPO – Works as per schedule within tree preservation order (Heathfield and Waldron) No. 11, 1978. Lucinda, 8 Forest Place cross in hand, TN21 0TG

TM/2021/0152/TPO – Reduce one Oak tree by 30% within tree preservation order (Heathfield) No. 19/1, 1984. 4 Woodland Way, Heathfield, TN21 8JP

These tree works were noted

21/180 **Bollards outside Cycle Revival**

The previously circulated bollard report was discussed and members agreed for the Assistant Clerk to investigate the liability and future maintenance/replacement issues relating to installing bollards on ESCC Highways land. This will be reported back at the next Planning and Highways Committee meeting.

21/181 **SLR Minutes of meeting held on 1 July 2021**

Members approved the SLR minutes and thanked Cllr Leney and Baker for attending, and Councillor Leney for Chairing.

21/183 **Nuisance parking and abandoned vehicles**

The committee members were informed of a link to report any concerns, and members agreed they would use this link to report issues related to parking or abandoned vehicles.

21/184 **To note 30mph temporary speed signs to be erected at Mutton Hall Hill in September**

These was noted by members

21/185 **Crime & Disorder Act 1998 Section 17 – to consider effects (if any) arising from items on the Agenda.**

These were considered

21/186 **Risk Management: -**

To consider effects (if any) arising from items on the Agenda
These were considered.

21/187 **The next Planning and Highways Meeting will be held on Monday 26th July 2021 at Heathfield Community Centre at 6.30 pm**

This was noted, and the matter of the future meetings venues was discussed, a Councillor highlighted internet access would be preferable on selecting a venue. The venue of meetings will be placed on the next Planning and Highways meeting for further discussion and approval, as it may alter due to bookings and the changes in Government guidelines associated with Covid-19.